



BOARD OF ZONING ADJUSTMENTS

Final Agenda

October 12, 2015

MEETING INFORMATION

Location

City Council Chambers

1st Floor, City Hall
1300 Perdido Street
New Orleans, Louisiana

Time

10:00 a.m.
*Decision Appeals are heard
after 1 p.m.*

Board Members

Candice M. Forest – Chair

Todd C. James – Vice Chair

Thomas McCall Screen

Jaime Ramiro Diaz

Alfonso Gonzalez II

Myra Bercy

Mary Harper Malone

The general public cannot speak
with the members personally.

The Board of Zoning Adjustments consists of seven citizen members appointed by the Mayor and approved by the City Council. The City Charter grants the Board the power to permit exceptions to or variations from the City's zoning regulations and to hear decision appeals from the Director of the Department of Safety and Permits in accordance with the principles, conditions, and procedures set forth in Article 14 of the City's former Comprehensive Zoning Ordinance and Article 4 of the City's current Comprehensive Zoning Ordinance. The decision made by the Board will be provided in the form of a resolution. The resolution should be produced by **October 22, 2015**.

General Rules of Order

Robert's Rules of Order govern the conduct of the meeting. Any member of the public may speak on any matter before the Board. If you wish to appear before the Board, please fill out a Speaker Card and place it in the Lucite box in the far wall in the Council Chambers. When you are recognized by the Chairperson, state your name and address and speak directly into the microphone.

Appeals

Any person or persons, or any officer, department, commission, board, bureau, or any other agency of the City of New Orleans jointly or singularly aggrieved by any decision of the Board of Zoning Adjustments may present to the Civil District Court of the Parish of Orleans, within thirty (30) days after filing of the decision in the office of the Board, a writ of certiorari asking for such relief and under such rules and regulations as are provided for such matters in appropriate legislation of the State of Louisiana.

- A. Call to Order, Roll Call, Adoption of Minutes, Communications and Reading of Hearing Rules
- B. Consideration – Changes to BZA Rules, Policies, & Procedures
- C. BZA Dockets – Former Comprehensive Zoning Ordinance¹ - Unfinished Business

ITEM 1 – Docket Number: 081-15

Applicant or Agent: 515 Toulouse, L.L.C., Harry Baker Smith Architects II
Property Location: 515-517 Toulouse Street **Zip:** 70130
Bounding Streets: Toulouse St., Decatur St., Chartres St., & Wilkinson St.
Former Zoning: VCC-2 Vieux Carré Commercial District
Current Zoning: VCC-2 Vieux Carré Commercial District
Historic District: N/A **Planning District:** 1b
Existing Use: Vacant Mixed-Use **Square Number:** 26
Proposed Use: Commercial/Residential (25 units) **Lot Number:** 10, 11, 12, 16, B, A
Project Planner: Dubravka Gilic (dgilic@nola.gov)

Request Citation: This request is for variances from the provisions of Article 8, Section 8.5.7 (Table 8.D) of the former Comprehensive Zoning Ordinance.

Request: This request is to permit the renovation of an existing building to a mixed-use structure with excessive height and with insufficient minimum lot area per dwelling unit.

Requested Waivers:

Section 8.5.7 (Table 8.D) – Maximum Height

Required: 50 feet Provided: 55 feet Waiver: 5 feet

Section 8.5.7 (Table 8.D) – Minimum Lot Area per Dwelling Unit

Required 800 sq. ft. Provided: 593 sq. ft. Waiver: 207 sq. ft. (for 516 Wilkinson)

Section 8.5.7 (Table 8.D) – Minimum Lot Area per Dwelling Unit

Required 800 sq. ft. Provided: 685 sq. ft. Waiver: 115 sq. ft. (for 515 Toulouse)



¹ The former Comprehensive Zoning Ordinance (CZO) was rendered ineffective as of August 12, 2015 with the adoption of a new Comprehensive Zoning Ordinance (CZO), however complete building applications prior to the adoption of the new CZO require zoning review and regulation under the former CZO.

ITEM 2 – Docket Number: 127-15

Applicant or Agent: Harry Baker Smith Architects, Donna W. Levin
Property Location: 917 Conti Street **Zip:** 70112
Bounding Streets: Conti St., Burgundy St., St. Louis St., & Dauphine St.
Former Zoning: VCR-1 Vieux Carré Residential District
Current Zoning: VCR-1 Vieux Carré Residential District
Historic District: N/A **Planning District:** 1b
Existing Use: Museum **Square Number:** 91
Proposed Use: Multiple-Family Residential (16 units) **Lot Number:** D22, 23 & 24
Project Planner: Brittany B DesRocher, Dubravka Gilic (bbdesrocher@nola.gov)

Request Citation: This request is for a variance from the provisions of Article 8, Section 8.2.7 (Table 8.A) of the former Comprehensive Zoning Ordinance.

Request: This request is to permit the conversion of a museum into sixteen (16) dwelling units with insufficient minimum lot area per dwelling unit.

Requested Waiver:

Section 8.2.7 (Table 8A) – Minimum Lot Area per Dwelling Unit

Required: 14,400 sq. ft. Provided: 12,055 sq. ft. Waiver: 2,345



ITEM 3 – Docket Number: 131-15

Applicant or Agent: Arica Pittman Smith
Property Location: 4939 S. Galvez Street **Zip:** 70125
Bounding Streets: S. Galvez St., Upperline St., S. Miro St. & Robert St.
Former Zoning: RD-2 Two-Family Residential District
Current Zoning: HU-RD2 Historic Urban Two-Family Residential District
Historic District: N/A **Planning District:** 3
Existing Use: Single-Family Residence **Square Number:** 743
Proposed Use: Single-Family Residence **Lot Number:** L
Project Planner: Stosh Kozlowski (sakozlowski@nola.gov)

Request Citation: This request is for a variance from the provisions of Article 15, Section 15.2.3(5) of the former Comprehensive Zoning Ordinance.

Request: This request is to permit the construction of a circular drive with one (1) parking space in the required corner/front yard area, and excessive paving of the required corner/front yard area. **(AFTER THE FACT)**

Requested Waiver:

Section 15.2.3(5) – Circular Drive Standards

Required: Circular Driveway Not Permitted

Provided: Circular Driveway

Waiver: Circular Driveway

ITEM 4 – Docket Number: 157-15

Applicant or Agent: Lawrence J. Springer, John F. Wheelock, Jr. and Melissa G. Wheelock
Property Location: 2031 State Street **Zip:** 70118
Bounding Streets: State St., Feret St., Richmond Pl., & Loyola Av.
Former Zoning: RS-2 Single-Family Residential District
Current Zoning: HU-RS Historic Urban Single-Family Residential District
Historic District: N/A **Planning District:** 3
Existing Use: Single-Family Residence **Square Number:** Bloomingdale
Proposed Use: Single-Family Residence **Lot Number:** B
Project Planner: Danica Adams (dcadams@nola.gov)

Request Citation: This request is for variances from the provisions of Article 15, Section 15.2.3, and Article 15, Section 15.6.6 of the former Comprehensive Zoning Ordinance.

Request: This request is to permit two (2) parking spaces in the front yard and excessive paving of the required front yard area. **(AFTER THE FACT)**

Requested Waivers:

Section 15.2.3 – Parking in Front Yards

Required: 0 Spaces Provided: 2 Spaces Waiver: 2 Spaces

Section 15.6.6 – Limitation of Pavement of Required Front Yard Areas

Required: ≤ 40% Provided: 55% (845.78 sq. ft.) Waiver: 15% (232 sq. ft.)



ITEM 5 – Docket Number: 166-15

Applicant or Agent: Emily Flagler, Allison Abel
Property Location: 1228 Annunciation Street **Zip:** 70130
Bounding Streets: Annunciation St., Erato St., St. Thomas St., & Thalia St.
Former Zoning: B-1A Neighborhood Business District
Current Zoning: HU-RD2 Historic Urban Two-Family Residential District
Historic District: Lower Garden District **Planning District:** 2
Existing Use: Vacant Lot **Square Number:** 100
Proposed Use: Two-Family Residence **Lot Number:** 5
Project Planner: Sabine Lebailleux (selebailleux@nola.gov)

Request Citation: This request is for a variance from the provisions of Article 15, Section 15.2.1 (Table 15.A) of the former Comprehensive Zoning Ordinance.

Request: This request is to permit the construction of a two-family residence with insufficient off-street parking.

Requested Waivers:

Section 15.2.1 (Table 15.A) - Off-Street Parking Regulations

Required: 2 spaces Provided: 0 spaces Waiver: 2 spaces



ITEM 6 – Docket Number: 167-15

WITHDRAWN

Applicant or Agent: Victoria J. Mushatt, Rannie Mushatt
Property Location: 637 South Rocheblave Street **Zip:** 70119
Bounding Streets: S. Rocheblave St., Perdido St., S. Dorgenois St., & Gravier St.
Former Zoning: RD-3 Two-Family Residential District
Current Zoning: MU-2 High Intensity Mixed-Use District
Historic District: N/A **Planning District:** 4
Existing Use: Vacant Lot **Square Number:** 575
Proposed Use: Two-Family Residence **Lot Number:** 13
Project Planner: Tyler Antrup (tjantrup@nola.gov)

Request Citation: This request is for a variance from the provisions of Article 15, Section 15.2.1 (Table 15.A) of the former Comprehensive Zoning Ordinance.

Request: This request is to allow for the construction of a two-family residence with no off-street parking spaces.

Requested Waiver:

Section 15.2.1 (Table 15.A) – Off-Street Parking

Required: 2 Spaces Provided: 0 Space Waiver: 2 Spaces



D. BZA Dockets – Former Comprehensive Zoning Ordinance - New Business

ITEM 7 – Docket Number: 168-15

Applicant or Agent: Jabbar Rodney
Property Location: 1800 Iberville Street **Zip:** 70112
Bounding Streets: Iberville St., Canal St., Derbigny St., and Roman St.
Former Zoning: C-1A General Commercial District
Current Zoning: HU-RD2 Two-Family Residential District
Historic District: N/A **Planning District:** 4
Existing Use: Vacant Lot **Square Number:** 217
Proposed Use: Mixed-Use Commercial **Lot Number:** 6
Project Planner: Nicolette P. Jones (nipjones@nola.gov)

Request Citation: This request is for a variance from the provisions of Article 15, Section 15.2.1 (Table 15A) of the former Comprehensive Zoning Ordinance.

Request: To permit the construction of a commercial building with insufficient off-street parking.

Requested Waiver:

Section 15.2.1 (Table 15.A) – Off-Street Parking

Required: 8 Spaces Provided: 0 Spaces Waiver: 8 Spaces



ITEM 8 – Docket Number: 169-15

Applicant or Agent: Magazine Race, LLC
Property Location: 1476 Magazine Street **Zip:** 70130
Bounding Streets: Magazine St., Race St., Constance St., & Euterpe St.
Former Zoning: B-1A Neighborhood Business District
Current Zoning: HU-B1 Neighborhood Business District
Historic District: Lower Garden District **Planning District:** 2
Existing Use: Parking Lot **Square Number:** 144
Proposed Use: Multi-Family Residence **Lot Number:** 1, 2
Project Planner: Laura Banos (lbbanos@nola.gov)

Request Citation: This request is for variances from the provisions of Article 5, Section 5.5.7 (Table 5.E) of the former Comprehensive Zoning Ordinance.

Request: To permit the construction of a multi-family residence with insufficient side yard setback and insufficient rear yard setback.

Requested Waivers:

Section 5.5.7 (Table 5.E) – Side Yard Setback

Required: 5' Provided: 3'-6" Waiver: 1'-6"

Section 5.5.7 (Table 5.E) – Rear Yard Setback

Required: 20' Provided: 0' Waiver: 20'

ITEM 9 – Docket Number: 170-15

Applicant or Agent: Gwendolyn A. Bordenave
Property Location: 301-303 S. Alexander Street **Zip:** 70119
Bounding Streets: S. Alexander St., Murat St., Palmyra St., & Banks St.
Former Zoning: RD-3 Two-Family Residential District
Current Zoning: HU-RD2 Historic Urban Two-Family Residential District
Historic District: N/A **Planning District:** 4
Existing Use: Single-Family Residence **Square Number:** 804
Proposed Use: Two-Family Residence **Lot Number:** 25
Project Planner: Brooke Perry (btperry@nola.gov)

Request Citation: This request is for variances from the provisions of Article 4, Section 4.6.7 (Table 4.F) of the former Comprehensive Zoning Ordinance.

Request: To permit the construction of a two-family residence with insufficient side yard setback and insufficient rear yard setback.

Requested Waivers:

Section 4.6.7 (Table 4.F) – Minimum Lot Area

Required: 3,600 sq. ft. Provided: 3,141.6 sq. ft. Waiver: 458.4 sq. ft.

Section 4.6.7 (Table 4.F) – Minimum Lot Width

Required: 30' Provided: 28' Waiver: 2'

Section 4.6.7 (Table 4.F) – Minimum Corner Side Yard Width

Required: 1' Provided: 0' Waiver: 1'

Section 4.6.7 (Table 4.F) – Minimum Aggregate Side Yard Width

Required: 20% Provided: 10.71% Waiver: 9.29%

Section 4.6.7 (Table 4.F) – Minimum Rear Yard Depth

Required: 20' Provided: 6" Waiver: 19'-6"



ITEM 10 – Docket Number: 171-15

Applicant or Agent: Mary-Jo Webster
Property Location: 1148 Moss Street **Zip:** 70119
Bounding Streets: Moss St., Bell St., Hagan Ave., & St. Philip St.
Former Zoning: RD-2 Two-Family Residential District
Current Zoning: HU-RD2 Historic Urban Two-Family Residential District
Historic District: Esplanade Ridge **Planning District:** 4
Existing Use: Vacant Lot **Square Number:** 464
Proposed Use: Single-Family Residence **Lot Number:** 3A
Project Planner: Dubravka Gilic (dgilic@nola.gov)

Request Citation: This request is for variances from the provisions of Article 4, Section 4.5.7 (Table 4.E) and Article 15, Section 15.6.1 of the former Comprehensive Zoning Ordinance.

Request: To permit the construction of a single-family residence with insufficient rear yard depth and excessive fence height.

Requested Waivers:

Section 4.5.7 (Table 4.E) – Minimum Rear Yard Depth

Required: 20’ Provided: 14’ Waiver: 6’

Section 15.6.1 – Fence Height

Required: 7’ Provided: 10’ Waiver: 3’



ITEM 11 – Docket Number: 172-15

Applicant or Agent: Patrick O. Davis
Property Location: 4429 Duplessis Street **Zip:** 70122
Bounding Streets: Duplessis St., Jeanne Marie Pl., Owens Blvd., & Harcourt Dr.
Former Zoning: RD-2 Two-Family Residential District
Current Zoning: S-RS Single-Family Residential District
Historic District: N/A **Planning District:** 6
Existing Use: Single-family residence **Square Number:** 8A
Proposed Use: Single-family residence **Lot Number:** 8A
Project Planner: Nicholas Kindel (njkindel@nola.gov)

Request Citation: This request is for variances from the provisions of Article 13, Section 13.3.A.1 (Table 13-2) of the current Comprehensive Zoning Ordinance.

Request: To permit a renovation of a single-family residence and the conversion of an attached garage to a dining room that would result in an insufficient rear yard depth.

Requested Waiver:

Section 13.3.A.1 (Table 13-2) – Minimum Rear Yard Depth

Required: 20’ Provided: 11’ Waiver: 9’



ITEM 12 – Docket Number: 173-15

Applicant or Agent: 2223 Carondelet, LLC
Property Location: 2223 Carondelet Street **Zip:** 70113
Bounding Streets: Carondelet St., Jackson Ave., Philip St., & Brainard St.
Former Zoning: RM-4 Multiple-Family Residential District
Current Zoning: HU-RM1 Historic Urban Multi-Family Residential District
Historic District: Garden District **Planning District:** 2
Existing Use: Vacant Lot **Square Number:** 243
Proposed Use: Multi-Family Residence **Lot Number:** 15
Project Planner: Brittany B DesRocher (bbdesrocher@nola.gov)

Request Citation: This request is for a variance from the provisions of Article 4, Section 4.12.7 (Table 4.L) of the former Comprehensive Zoning Ordinance.

Request: To permit the construction of an 18 unit multi-family residence with insufficient lot area per dwelling unit.

Requested Waiver:

Section 4.12.7 (Table 4.L) – Lot Area Per Dwelling Unit

Required: 1,000 sq. ft. Provided: 878.5 sq. ft. Waiver: 121.5 sq. ft



ITEM 13 – Docket Number: 174-15

Applicant or Agent: Tarun Jolly
Property Location: 3 Audubon Place **Zip:** 70118
Bounding Streets: Audubon Pl., St. Charles Ave., Freret St., & Tulane Univ.
Former Zoning: RS-1 Single Family Residential District
Current Zoning: HU-RS Historic Urban Single-Family
Historic District: N/A **Planning District:** 3
Existing Use: Single-Family Residence **Square Number:** 1
Proposed Use: Single-Family Residence **Lot Number:** 3
Project Planner: Larry Massey (lwmassey@nola.gov)

Request Citation: This request is for a variance from the provisions of Article 15, Section 15.6.1 of the former Comprehensive Zoning Ordinance.

Request: To permit the construction of fences with excessive height along the side and rear property lines.

Requested Waivers:

Article 15, Section 15.6.1 – Fences, Walls, and Hedges (Rear lot line)

Permitted: 7' Proposed: 13' Waiver: 6'

Article 15, Section 15.6.1 – Fences, Walls, and Hedges (Side lot lines)

Permitted: 7' Proposed: 10' Waiver: 3'



E. BZA Dockets – Current Comprehensive Zoning Ordinance² - New Business

ITEM 14 – Docket Number: 175-15

Applicant or Agent: Michael Hanner
Property Location: 6235-6237 Pasteur Boulevard **Zip:** 70122
Bounding Streets: Pasteur Blvd., New York St., Vermillion Blvd., & Robert E. Lee Blvd.
Zoning District: S-RD Two-Family Residential District
Overlay District: N/A
Historic District: N/A **Planning District:** 6
Existing Use: Two-Family Residence **Square Number:** 4
Proposed Use: Two-Family Residence **Lot Number:** 21
Project Planner: Danica Adams (dcadams@nola.gov)

Request Citation: This request is for variances from the provisions of Article 13, Section 13.3.A.1 (Table 13-2), and Article 22, Section 22.8.B.1(b), Section 22.11.B1, Section 22.11.B1.a.i , Section 22.11.B1.a.ii, Section 22.11.D.1&2, and Section 22.11.D.3 of the Comprehensive Zoning Ordinance.

Request: This request is to permit two (2) off-street parking spaces in a required front yard with excessive impervious surface, excessive number of curb cuts, insufficient setback for curb cuts, and insufficient setback for the parking pad. **(AFTER THE FACT)**

Requested Waiver:

Section 13.3.A.1 (Table 13-2) - Maximum Impervious Surface - Front Yard

Permitted: 40% Provided: 60% Waiver: 20%

Section 22.8.B.1(b) - Permitted Vehicle Parking Locations (Residential Uses - Front Yard)

Permitted: 0 Spaces Provided: 2 Spaces Waiver: 2 Spaces

Section 22.11.B.1 - Curb Cuts (Number of allowed curb cuts)

Permitted: 1 curb cut Provided: 2 curb cuts Waiver: 1 curb cut

Section 22.11.B.1.a.i - Curb Cuts (Circular Drive – Parking Space in Front Yard)

Required: 0 spaces in front yard Provided: 1 space Waiver: 1 space

Section 22.11.B.1.a.ii - Curb Cuts (Circular Drive – Setback from side lot line)

Required: 3' setback (Robert E. Lee) Provided: 0' setback Waiver: 3'

Required: 3' setback (New York St.) Provided: 1.15' setback Waiver: 1.85'

Section 22.11.D.1&2 - Parking Pad Design (Location)

Permitted: 0 spaces in front yard Provided: 1 space Waiver: 1 space

Section 22.11.D.3 - Parking Pad Design (Setback from lot lines)

Required: 3' setback from lot line Provided: 0' setback Waiver: 3'



² The new Comprehensive Zoning Ordinance became effective August 12, 2015.

ITEM 15 – Docket Number: 176-15

Applicant or Agent: Randy J. Fertel
Property Location: 419 Walnut Street **Zip:** 70118
Bounding Streets: Walnut St., Pitt St., Garfield St., & Audubon Park
Zoning District: HU-RS Historic Urban Single-Family Residential District
Overlay District: N/A
Historic District: N/A **Planning District:** 3
Existing Use: Single-Family Residence **Square Number:** 49
Proposed Use: Single-Family Residence **Lot Number:** 2
Project Planner: Sabine Lebailleux (selebailleux@nola.gov)

Request Citation: This request is for a variance from the provisions of Article 11, Section 11.3 (Table 11-2A) of the Comprehensive Zoning Ordinance.

Request: To permit the renovation of a porch creating insufficient rear yard depth.

Requested Waiver:

Section 11.3.A.1 (Table 11.2A) – Residential Districts Bulk & Yard Regulations
 Permitted: 14'-3" Provided: 4'-4" Waiver: 10'-1"



ITEM 16 – Docket Number: 177-15

Applicant or Agent: Kamal Dali
Property Location: 6186-6188 Bellaire Drive **Zip:** 70124
Bounding Streets: Bellaire Dr., 18th St., 20th St, & 17th St. Canal
Zoning District: S-LRS1 Lakeview Single-Family Residential District
Overlay District: N/A
Historic District: N/A **Planning District:** 5
Existing Use: Vacant Lot **Square Number:** NA
Proposed Use: Single-Family Residence **Lot Number:** 145, 145A
Project Planner: Kelly Butler (kgbutler@nola.gov)

Request Citation: This request is for variances from the provisions of Article 21, Section 21.6.AA.1 and Article 13, Section 13.3.A.1 (Table 13-2) of the Comprehensive Zoning Ordinance.

Request: This request is to permit the construction of a single-family residence with excessive front yard stair projection and front yard paving. (AFTER THE FACT)

Requested Waivers:

Section 13.3.A.1 (Table 13-2) – Front Yard Paving
 Permitted: 40% (368 sq. ft.) Proposed: 70% (644 sq. ft.) Waiver: 30% (276 sq. ft.)
Section 21.6.AA.1 – Porches and Steps and Stoops (Stair Projection)
 Required: 6' Proposed: 8' Waiver: 2'



ITEM 17 – Docket Number: 178-15

Applicant or Agent: Controlled Entropy Rosedale LLC
Property Location: 801 Rosedale Drive **Zip:** 70124
Bounding Streets: Rosedale Dr., Conti St., & Clayton Ave.
Zoning District: S-LB2 Lake Area Neighborhood Business District
Overlay District: GC Greenway Corridor Design Overlay
Historic District: N/A **Planning District:** 5
Existing Use: Police Station **Square Number:** 240
Proposed Use: Restaurant **Lot Number:** A
Project Planner: Arlen D Brunson (adbrunson@nola.gov)

Request Citation: This request is for a variance from the provisions of Article 22, Section 22.4.A (Table 22-1) of the Comprehensive Zoning Ordinance.

Request: To permit the use of a restaurant with insufficient off-street parking.

Requested Waiver:

Section 22.4.A (Table 22-1) – Required Off-Street Vehicle Parking Spaces

Required: 6 Spaces Provided: 2 Spaces (3 grandfathered) Waiver: 1 Space



ITEM 18 – Docket Number: 179-15

Applicant or Agent: Derron Myles
Property Location: 1922 Mandeville Street **Zip:** 70117
Bounding Streets: Mandeville St., N. Prieur St., Marigny St., & N. Johnson St.
Zoning District: HU-RD2 Historic Urban Two-Family Residential District
Overlay District: N/A
Historic District: N/A **Planning District:** 7
Existing Use: Single-Family Residence **Square Number:** 915
Proposed Use: Single-Family Residence **Lot Number:** A
Project Planner: Valerie McMillan (vamcmillan@nola.gov)

Request Citation: This request is for a variance from the provisions of Article 21, Section 21.6.AA.1 of the Comprehensive Zoning Ordinance.

Request: This request is to permit stairs to project more than six feet (6') into the required front yard area.

Requested Waiver:

Section 21.6.AA.1 – Porches and Steps and Stoops (Stair Encroachment in the Front Yard)

Permitted: 6' Provided: 9' Waiver: 3'



ITEM 19 – Docket Number: 180-15

Applicant or Agent: Scott C. Montgomery
Property Location: 7724 Burthe Street **Zip:** 70118
Bounding Streets: Burthe St., Adams St., Maple St., & Burdette St.
Zoning District: HU-RD2 Historic Urban Two-Family Residential District
Overlay District: N/A
Historic District: N/A **Planning District:** 3
Existing Use: Single-Family Residence **Square Number:** 97
Proposed Use: Single-Family Residence **Lot Number:** A-X
Project Planner: Cameron Bonnett (cdbonnett@nola.gov)

Request Citation: This request is for a variance from the provisions of Article 21, Section 21.6.A.3 of the Comprehensive Zoning Ordinance.

Request: To permit the construction of an accessory structure with excessive rear yard coverage.

Requested Waiver:

Section 21.6.A.3 – Accessory Structure and Uses (Rear Yard Coverage)

Permitted: 40% Provided: 55% Waiver: 15%



ITEM 20 – Docket Number: 181-15

Applicant or Agent: Mickey P. Landry
Property Location: 1328 Nashville Avenue **Zip:** 70115
Bounding Streets: Nashville Ave., Pitt St., Eleonore St., & Prytania St.
Zoning District: HU-RD2 Two-Family Residential District
Overlay District: N/A
Historic District: N/A **Planning District:** 3
Existing Use: Single-Family Residence **Square Number:** 48
Proposed Use: Single-Family Residence **Lot Number:** 1-A, 3-A
Project Planner: Tyler Antrup (tjantrup@nola.gov)

Request Citation: This request is for variances from the provisions of Article 21, Section 21.6.A.3 and Section 21.6.A.6 of the Comprehensive Zoning Ordinance.

Request: This request is to permit the construction of an accessory structure with excessive height, resulting in excessive coverage of the required rear yard area.

Requested Waivers:

Section 21.6.A.3 – Accessory Structures and Uses (Rear Yard Coverage)

Required : ≤40% Provided: 56.9% Waiver: 16.9%

Section 21.6.A.6 – Accessory Structures (Height)

Permitted: 14' Provided: 19' 6" Waiver: 5' 6"



ITEM 21 – Docket Number: 182-15

Applicant or Agent: Brian Weiss
Property Location: 4209-4211 St. Ann Street **Zip:** 70119
Bounding Streets: St. Ann St., N. Hennessey St., Dumaine St., & N. Solomon St.
Zoning District: HU-RD1 Historic Urban Two-Family Residential District
Overlay District: N/A
Historic District: N/A **Planning District:** 5
Existing Use: Single-Family Residence **Square Number:** 567
Proposed Use: Single-Family Residence **Lot Number:** 7
Project Planner: Laura Banos (lbbanos@nola.gov)

Request Citation: This request is for a variance from the provisions of Article, 21, Section 21.6.N.1.a of the Comprehensive Zoning Ordinance

Request: To permit the construction of a fence with excessive height. **(AFTER THE FACT)**

Requested Waiver:

Article 21, Section 21.6.N.1.a- Fence Height

Permitted: 7' Provided: 8' Waiver: 1'



F. Director of Safety and Permits Decision Appeals – New Business

ITEM 22 – Docket Number: 183-15

Applicant or Agent: Riverlake New Orleans Properties, LLC, Justin B. Schmidt
Property Location: 824-838 Adams St., 7700-7706 Burthe St. **Zip:** 70118
Bounding Streets: Burthe St., Adams St, Maple St., and Burdette St.
Overlay District: N/A
Zoning District: HU-RD2 Historic Urban Two-Family Residential District
Historic District: N/A **Planning District:** Planning
Existing Use: Office **Square Number:** 97
Proposed Use: Office **Lot Number:** 4

Request Citation: This is an appeal of a decision of the Director the Department of Safety and Permits as per Article 4, Section 4.8 of the Comprehensive Zoning Ordinance.

Request: This is an appeal of the Director of the Department of Safety and Permits regarding the loss of non-conforming status of a commercial use.

G. Presentation – Mandatory HUD Fair Housing Training

H. Adjournment